

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for NOVEMBER 2017



Trout live in nice neighborhoods



➤ MADISON VALLEY NOVEMBER “HAPPENINGS” → Despite the unseasonably warm



weather, hunters were out in record numbers. Lots of camouflage could be seen (or not seen!) in town. → The annual **Marine Corps Birthday Dinner** was again a wonderful event, with more people taking part in this recognition of the service of our veterans and raising money for our Memorial. As the oldest Marine in attendance, Don Bowen had the honor of cutting the birthday cake. His son Michael was the youngest Marine in attendance. → The annual **Holiday Bazaar** hosted by the Madison Valley Woman’s Club was bigger and better than ever! It is a wonderful

kick-off to the holidays. → There were also local **Bazaars** in Virginia City, Sheridan, Twin Bridges and Pony! → The Ennis Lady Mustangs won Class C **state volleyball champions** title! → Everyone was digging out their long johns for the first big **snow** of the year! Always a surprise!

➤ COMING DECEMBER “HAPPENINGS” → Come experience Ennis during an old-fashioned

Christmas Stroll from 3:00-8:00 PM on Friday, the 8th. Merchants will be open late, featuring Christmas treats for all! Pictures with Santa, Christmas stories for children, roasted chestnuts, live music, special gallery events and much more! The Lions Club Park by the Madison River will be lit for the holiday season. Something for the whole family! Make a festive, fun night of it with local hotels and restaurants, see a movie in our quaint downtown theater, and visit our neighbors in historic Virginia City for their Christmas Socials→ It is worth the drive to Bozeman for some of their holiday events, such as the **SLAM Winter Showcase**, the **Montana Ballet Company’s**, “**The Nutcracker**” on the 1st and 2nd, the **Holiday Market Jubilee** and the **Christmas Stroll** on the 2nd. → Enjoy an evening of delicious food, live music and wonderful fellowship at the annual **Splendid Feast** on Saturday the 16th at the Ellinghouse Arts & Humanities Center, an historic Virginia City home that is beautifully decorated inside and out for the holidays. Call (406) 843-5454 for tickets. → And there are still lots of things to do in and around Ennis! Live music at **Willie’s Distillery**, the **Pony Bar**, **Norris Hot Springs** and the **Gravel Bar**. Movies at the **Madison Theatre** and fun at the **Bowling Alley**!



➤ MONTANA NEWS → The U.S. Forest Service is taking a regional approach to **post-fire logging**

and replanting. After the epic 2017 fire season, the FS is making assessments for salvage logging in Montana and Idaho with approximately 5% of the burned timber being harvested. But more can be done. Read the proposal at: <https://www.epw.senate.gov/public/index.cfm/wildfire-prevention-and-mitigation-act-of-2017>. → This was a record year for **grizzly bear conflicts** and grizzly deaths. Yet bear managers say the grizzlies are ready for federal protections to be lifted, which could allow for a bear hunting season.

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→ **Montana's "406"** will remain the state's single area code – at least for another year! More numbers have been made available but maybe we should limit demand! Our "406" is more than just an area code – it is our identity, just like "Big Sky Country!" → United Airlines will be offering direct flights next June from **Missoula and Kalispell to Los Angeles**. Hmm. → A Chinese company has signed a deal to buy



\$200 million worth of **Montana beef** over the next 3 years. → The beautiful, 79-foot Spruce **Christmas tree** now standing at the U. S. Capitol came from the Kootenai National Forest in Montana! It will be decorated and presented on December 4th as the 95th National Christmas Tree in a spectacular lighting ceremony. Go to: <http://www.capitolchristmastree.com/news/montana-forest-to-provide-nation-s-christmas-tree-in-2017>. → **Virginia City and Nevada City** saw record tourist numbers in 2017 with an estimated 582,304 visitors, contributing \$45.3 million to Madison County. → The rest of the

country is watching as Montana leads the way in providing a fully digital Business Services Division. The **MT Office of the Secretary of State** serves over 160,000 businesses in a new high-tech way. Who says Montana is backward!?

➤ **HUNTING REPORT** → Some estimate that our "Wild Meat Economy" of Montana produces about 10 million pounds of boneless, wild, natural, organic and sustainably harvested meat, every year. So, it is more than just a popular sport and state revenue generator – it feeds a lot of Montanans! → This year's harvest is "average" with numerous successful first-time hunters. The Cameron Check Station, south of Ennis, recorded the greatest number of hunters in the region.



➤ **FISHING REPORT** → **Madison River Fishing Report from The Tackle Shop**. December 1, 2017. December is the month to do so many great things. The holidays, winter sports, and the finale to college football! On the flip side, it is also the month with the shortest day of the year. The lack of day light does a few documented things to people as well as fish. The good news is that soon we will be increasing daylight and the birth of a new season and spring is not that far off. I know a guy who catches a fish on a fly each month of the year on the Madison River. If you're like him and just need your December fish or if you really need to try out those new waders or rod that Santa left, you there is hope.

The real money this time of year is sub surface. The dreaded San Juan worm and egg patterns are what to bet on. These are like the eggnog and cookie combination. We like the pink to white worms and the orange to yellow egg patterns. Fish these deep and slow. Focus on water that is slower and deeper than average. Fish like worms year around and the white fish spawn just completed so there are lots of eggs still in the system. If you're a streamer guy think small and fish them the same way as nymphs deep and slow. Hungry fish would love a prime rib dinner of sculpins for the holidays where they are usually just eating the mashed potato and gravy. Who doesn't like prime rib? For your dry fly guys, it might be a bit harder but not impossible. We have hatches of midges as well as remaining Blue Winged Olives on the right day. Stay focused and pick your day and it will happen. It is like the pumpkin pie, you know you must eat the full meal before you get the good stuff.

Fishing this time of year is more about picking your day. Look for days above 40° with little-to-no wind and you will be in luck. If you find that magical day weather-wise get out there and get the *prime rib, potatoes, gravy and the pie*. It will only last as long as warm whipped cream, but it will be worth it.

We have great holiday sales all month to fill the stocking of the angler on your list. *FishEnnis*, from John Way, The Tackle Shop in Ennis, **The 2017 Orvis Outfitter of the Year!** Check it out at <http://www.thetackleshop.com>.

Check out other fishing reports at:

- ✚ Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- ✚ Dan Delekta at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.
- ✚ The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>
- ✚ Joe Dilschneider's Montana Trout Stalkers at <http://www.montanatrout.com/>
- ✚ Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>

➤ **WEATHER** → Our first big snow storm surprised everyone with several inches of white stuff on November 14th. Then it blew on to Bozeman and we were back to normal. But with extreme highs and lows for the month, November was crazy. Big Sky Mountain is open with packed powder.

<https://bigskyresort.com/the-mountain/current-conditions?source=moonlightbasin.com/site/snow-conditions.html#sm.00001q7mzkgvydah11bgivnsjnuli>.

November had a daytime high of 60° and daytime low of 22°, a nighttime high of 46° and nighttime low of 2°. The average precipitation for November is .69" and we received a whopping 3.68"! We have an above-normal snowpack!



➤ **REAL ESTATE TIPS → FINDING YOUR “DREAM” PROPERTY.** We receive numerous calls, emails and office visits from people who want to own property in Montana. It is the dream of so many people seeking this lifestyle. But there are SO many variables that we must determine before we can start locating that “dream” property. We must ask many questions to visualize the picture in the buyer's mind, such as:

✓ **Seasonal or Full-time Access?** This is a very important distinction, as many areas of the valley do not have year-round access, unless you go in by snowmobile for a good bit of the winter. Do you need to get out for school or work? Is the property meant for vacations or full-time living?

✓ **Power or Off-the-Grid?** The payback time is shrinking but alternative energy systems are still pricey, even with the tax credits and special DEQ loan options. But the cost of bringing power to lots in many areas of the valley is prohibitive. Buyers need to make that decision up front.

✓ **How far from a Town?** Many people think they want to be secluded, with lots of privacy and no neighbors. But the reality is they often change their minds once they see how far out a gravel road you need to be to find “remote” property. How far do you want to drive for milk and bread, or the hospital?

✓ **Does Size Matter?** Most people moving to Montana come to find space and serenity. They think more acreage will help give them that feeling. But you can even see neighbors from your 20 acres, if it is flat and treeless. Topography often matters more than size.

✓ **Critters in the Mix?** If you plan to have dogs, horses or think of having other livestock, the location, size and topography make a difference. Often covenants will restrict what kind and how many animals are allowed.



✓ **Why Move to Montana?** What is the purpose for moving to MT? Hunting, fishing, hiking, snowmobiling, photography, family, or just getting away from it all? Favorite recreational activities may dictate what type and location is desired for the dream property. We are so fortunate that public access to all these activities is within range of all parts of the Madison Valley. Only the budget dictates the choice.

➤ **FIND A HOME FOR YOUR SOUL ... *Featured Property of the Month*** → Charming, vintage



home from 1920 with 2 BR, 1 BA, family room, country kitchen, basement, shed and 2-car garage on nearly ½ acre (3 city lots), in beautiful setting, just 2 blocks from downtown Ennis, near the Madison River. It has uninterrupted views of



mountains across an open, unbuildable field, next to the river. Great potential to build on extra lots, and/or remodel house into wonderful vacation cottage or rental. 316 E. Ennis Street, MLS #301319. **\$295,000.** GoogleEarth: 45.347123°, 111.725949°

➤ **CURRENT REAL ESTATE NEWS → WASHINGTON.** (November 29, 2017) — Pending home sales rebounded strongly in October following three straight months of diminishing activity, but continued their recent slide of falling behind year ago levels, according to the National Association of Realtors®. All major regions except for the West saw an increase in contract signings last month. **The Pending Home Sales Index (PHSI)**, a forward-looking indicator based on contract signings, rose 3.5% to 109.3 in October from a downwardly revised 105.6 in September. The index is now at its highest reading since June (110.0), but is still 0.6% below a year ago. [Lawrence Yun](#), NAR chief economist, says pending sales in October were primarily driven higher by a big jump in the South, which saw a nice bounce back after hurricane-related disruptions in September. *“Last month’s solid increase in contract signings were still not enough to keep activity from declining on an annual basis for the sixth time in seven months,”* he said. *“Home shoppers had better luck finding a home to buy in October, but slim pickings and consistently fast price gains continue to frustrate and prevent too many would-be buyers from reaching the market.”*

According to Yun, the supply and affordability headwinds seen most of the year have not abated this fall. Although homebuilders are doing their best to ramp up production of single-family homes amidst ongoing labor and cost challenges, overall activity still drastically lags demand. Further exacerbating the inventory scarcity is the fact that homeowners are staying in their homes longer. NAR’s 2017 *Profile of Home Buyers and Sellers* revealed that homeowners typically stayed in their home for 10 years before selling (an all-time survey high). Prior to 2009, sellers consistently lived in their home for a median of six years before selling. *“Existing inventory has decreased every month on an annual basis for 29 consecutive months, and the number of homes for sale at the end of October was the lowest for the month since 1999,”* said Yun. *“Until new home construction climbs even higher and more investors and homeowners put their home on the market, sales will continue to severely trail underlying demand.”* With two months of data remaining for the year, Yun forecasts for existing-home sales to finish at around 5.52 million, which is an increase of 1.3% from 2016 (5.45 million). The national median existing-home price this year is expected to increase around 6%. In 2016, existing sales increased 3.8% and prices rose 5.1%.

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The PHSI in the Northeast inched forward 0.5% to 95.0 in October, but is still 1.9% below a year ago. In the Midwest the index increased 2.8% to 105.8 in October, but remains 0.9% lower than October 2016. Pending home sales in the South jumped 7.4% to an index of 123.6 in October and are now 2.0% higher than last October. The index in the West decreased 0.7% in October to 101.6, and is now 4.4% below a year ago.

The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1.2 million members involved in all aspects of the residential and commercial real estate industries.

✓ **LOCAL REAL ESTATE MARKET STATISTICS** → Still scrambling. Several closings in November and more to come. Our business is not as seasonal as it used to be! **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, and Cardwell), for the month of **November 2017** are as follows:

- **HOMES:** 81↓ homes listed (\$119,000 to \$7,500,000); 20↑ pending sales (\$160,000 to \$725,000); and 89 homes sold in 2017 (\$26,500 to \$2,550,000), totaling \$28,374,850, which was 92.5% of list prices.
- **LAND:** 298↓ vacant lots listed (\$21,000 to \$3,300,000); with 6↑ pending sales (\$32,000 to \$139,000); and 75 lots sold in 2017 (\$20,000 to \$1,875,000), totaling \$8,552,060, which was 93.3% of list prices.
- **RANCHES:** 3 listed (\$3,300,000 to \$14,950,000); 1 pending sale (\$2,850,000), and 2 ranches sold in 2017 (\$1,000,000 to \$5,350,000), totaling \$6,350,000. No listing/sold ratio data.
- **COMMERCIAL:** 24↑ listed (\$44,500 to \$987,000); 0 pending sales; and 5 commercial properties sold in 2017 (\$35,000 to \$240,000), totaling \$763,000. No listing/sold ratio data.

"The best investment on Earth is earth." Louis J. Glickman, real estate mogul/philanthropist

➤ **MONTANA TRIVIA** → *Did you know that...* the Museum of the Rockies (MOR) in Bozeman has one of the largest collections of dinosaur fossils on earth?? You can view highlights of the country's largest collection of North American dinosaur fossils consisting entirely of discoveries made in and around Montana. MOR has become world-renowned as a dinosaur research facility because of the work of their paleontologists and graduate students. MOR houses the most *T. rex* specimens anywhere in the world - currently 13! Notable displays in this Complex include the growth and behavior series of *Triceratops* and *Tyrannosaurus rex*, Montana's *T. rex* skeleton, the *Catherine B. rex* specimen, and many, many other one-of-a-kind dinosaur finds. Read more about the dinosaur exhibit at MOR: <https://www.museumoftherockies.org/exhibitions/current-exhibitions/siebel-dinosaur-complex/>.



SEE YOU IN MONTANA!

Our ERA Landmark Arrow Real Estate Team:

- **Debbie Reilly-Richardson, Office Manager**
- **Jonathan Nutt, Broker Associate**
- **Ron Gay, Sales Associate**
- **Toni Bowen and Don Bowen, Broker Associates and Accredited Buyer Representatives, with over 75 years combined real estate experience.**



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USEFUL WEBSITES TO REMEMBER→

ENNIS AND THE MADISON VALLEY:

<http://www.ennismontana.org/> - for community and local government information
<http://www.ennischamber.com/> - The Ennis Chamber of Commerce website
<http://www.madisonvalleyhistoryassociation.org> – The Madison Valley History Association website
<http://www.mvmedcenter.org> – for information about the Madison Valley Medical Center
<http://www.mvmcf.org> – the Madison Valley Medical Center Foundation website
<http://www.mvvetsmemorial.org> – The Madison Valley Veterans Memorial website
<http://www.ennisartsassociation.org> – The Ennis Arts Association website for all artists!
<http://www.backroadtoyellowstone.com> – information for travelers about the route through our valley

MADISON COUNTY:

<http://madison.homestead.com/index.html> - for Madison County emergency news
<http://www.madison.mt.gov/> - Madison County Government website
<http://virginiacity.com> – Virginia City Chamber of Commerce

NEWS:

<http://www.madisoniannews.com/> - the latest news from the Madisonian newspaper for Madison Co.
<http://bozemandailychronicle.com/> - news from the big city of Bozeman, an hour northeast of Ennis
<http://www.mtstandard.com/> - news from historic Butte, an hour & ½ northwest of Ennis

MONTANA:

www.fwp.mt.gov/ - Montana Fish Wildlife and Parks website – for hunting and fishing regulations
<http://fwp.mt.gov/education/bow/> - “Becoming an Outdoors Woman” – a must for female newcomers!
<http://www.visitmt.com/> - Official website Montana Vacations, Recreation, Accommodations and Travel
<http://www.montanapictures.net> – for people homesick for Montana – a great visual connection
http://mdt.mt.gov/travinfo/weather/rwis_list.shtml - State Highway Web Cams
<http://montanakids.com/> - State website for all things KIDS in Montana
<https://www.facebook.com/Ennisrealestate?ref=hl> – Facebook page for ERA Landmark Arrow R. E.

SKIING:

<http://bigskyresort.com/> – Check out latest snow conditions & things to do at Big Sky
<http://www.lmranch.com/winter/> - Lone Mountain Ranch in Big Sky for cross country trails
http://www.westyellowstonenet.com/skiing/cross_country_skiing.php - Skiing Yellowstone Park Trails

HORSEBACK RIDING:

www.wolfpackoutfitters.com – trail riding guides for the Madison Valley
<http://www.sphinxmountainoutfitting.com> – trail riding and outfitting guides in the Madison Valley

RANCHING:

<http://www.madisonvalleyranchlands.org/> - working to keep the ranching way of life alive

FISHING:

<http://www.madisonriverfoundation.org> - The Madison River Foundation
<http://www.montanatu.org/> - Montana Trout Unlimited

GOLFING:

<http://www.madisonmeadowsgolfcourse.com> – Madison Meadows Golf Course in Ennis

REAL ESTATE:

www.arrowreal.com – A wealth of resource information, local listings and a portal to the SW MT MLS
<http://www.realtor.com/> - The world’s #1 Real Estate website. The source for all properties on MLS
www.houselogic.com – Helpful information from the National Association of Realtors
www.trulia.com – Search for homes for sale and sold, local information, and research
www.zillow.com – Search for homes for sale and rent, home values and mortgage rates
www.homesandland.com – Search for homes for sale and rent, home values and mortgage rates

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